167.0	0004	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	794,600 /	794,600
USE VALUE:	794,600 /	794,600
ASSESSED:	794,600 /	794,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
171		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRAMMER DIANA M
Owner 2:	
Owner 3:	
Street 1:	171 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,329 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1917, having primarily Aluminum Exterior and 1823 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8329.000	345,400	3,700	445,500	794,600
Total Card	0.191	345,400	3,700	445,500	794,600
Total Parcel	0.191	345,400	3,700	445,500	794,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.87 | /Parcel: 435.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110711
GIS Ref	
GIS Ref	
Insp Date	06/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 167.0-0004-0008.0

!12939!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,400	3700	8,329.	445,500	794,600	794,600	Year End Roll	12/18/2019
2019	101	FV	271,900	3700	8,329.	445,500	721,100	721,100	Year End Roll	1/3/2019
2018	101	FV	271,900	3700	8,329.	394,600	670,200	670,200	Year End Roll	12/20/2017
2017	101	FV	271,900	3700	8,329.	330,900	606,500	606,500	Year End Roll	1/3/2017
2016	101	FV	271,900	3700	8,329.	330,900	606,500	606,500	Year End	1/4/2016
2015	101	FV	265,200	3700	8,329.	286,400	555,300	555,300	Year End Roll	12/11/2014
2014	101	FV	242,800	3700	8,329.	276,800	523,300	523,300	Year End Roll	12/16/2013
2013	101	FV	241,800	3700	8,329.	263,500	509,000	509,000		12/13/2012

PRINT

Date	Time
12/11/20	02:57:31

LAST REV

Date	Time
06/18/18	14:51:32
mmcmakin	

USER DEFINED

Prior Id # 1:	110711
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12939

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15879-398		11/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2013	1389	Renovate	45,745	C				
2/19/2013	222	Redo Bat	22,615	C				
10/20/2010	2161	New Wind	4,695					
4/15/2009	232	New Wind	8,733					
4/18/2008	365	Re-Roof	8,300			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
6/8/2018	Inspected	PH	Patrick H
5/17/2018	MEAS&NOTICE	CC	Chris C
5/13/2014	External Ins	PC	PHIL C
2/27/2014	Info Fm Prmt	EMK	Ellen K
5/23/2013	Info Fm Prmt	EMK	Ellen K
2/19/2009	Meas/Inspect	163	PATRIOT
12/24/2008	Measured	372	PATRIOT
12/8/1999	Meas/Inspect	163	PATRIOT
7/14/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8329		Sq. Ft.	Site		0	70.	0.76	8			Med. Tr	-5					445,462						445,500	

Total AC/HA:	0.19121	Total SF/SM:	8329	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	445,462	Spl Credit		Total:	445,500

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.22597361
Const Adj.:	0.99989998
Adj $ / SQ:	153.231
Other Features:	83000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	469323
Depreciation:	123901
Depreciated Total:	345422

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

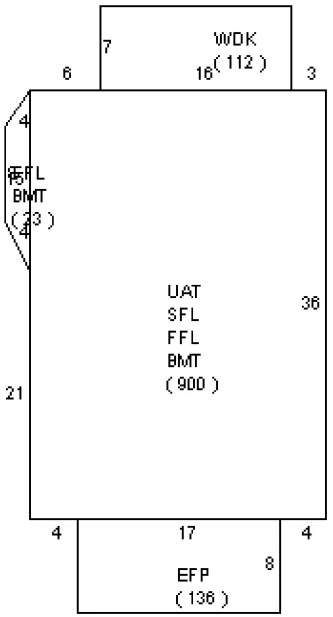
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.55
Special Features:	0	Val/Su Net:	107.30
Final Total:	345400	Val/Su SzAd	189.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	923	45.970	42,430
FFL	First Floor	923	153.230	141,433
SFL	Second Floor	900	153.230	137,908
UAT	Upper Attic	225	61.290	13,791
EFP	Enclos Porch	136	47.240	6,424
WDK	Deck	112	14.930	1,672

Net Sketched Area:	3,219			Total:	343,658
Size Ad	1823	Gross Are	3894	FinArea	1823

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0004-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1940	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700